



555 Merrimack Street – Sober Community Project
Presentation to City Council – 12/8/2020
Claire V. Ricker, AICP - Real Estate Director

PROJECT LOCATION



EXISTING CONDITIONS



Street Edge



Front Entrance



Rear Entrance



Canal Entrance

555 MERRIMACK SOBER COMMUNITY



① MERRIMACK STREET VIEW
NOT TO SCALE

555 MERRIMACK SOBER COMMUNITY

This project is an opportunity to extend the continuum-of-care for individuals and families in recovery from substance abuse disorder by providing permanent, affordable housing, and appropriate programming with a resident preference for people with at least one year in recovery from substance use disorder.

555 MERRIMACK SOBER COMMUNITY

- Detox without further support – **80-90% relapse**
- Recovery Home without further support – **30-40% relapse**
- Sober Houses and Sober Apartments – **10-20% relapse**
- Relapse prevention/homelessness diversion
- Allows resident to focus on job and family without a barrier to housing
- Affordable, long-term sober housing will help to sustain recovery for those with demonstrated success moving through initial substance abuse disorder interventions.

555 MERRIMACK SOBER COMMUNITY

- 27 apartments - mix of studio, 1-bed, and 2-bed units and storefront space.
- Preference for those with sustained sobriety and with substance use disorder in remission – partnership with Lowell House Addiction Treatment and Recovery
- \$11 million investment in the Acre neighborhood that will replace a dilapidated, low-rise commercial building with a newly constructed four-story, mixed-use building
- First passive house design in Lowell
- Active use along canal
- Canal stewardship



EXPERIENCED HOUSING DEVELOPER

- CBA is a non-profit Community Development Corporation with a strong history of economic and housing development in the Acre.
- CBA invests where for-profit market developers have/will not invest, especially targeting blighted properties for improvement and redevelopment.
- This project is subject to payment of City property taxes as are all other Lowell properties in our portfolio.
- In 2019, CBA paid over \$710K in real estate taxes to the City of Lowell.
- The project has been invited to compete for funding in DHCD's full round of project submission review for award of state funds.

THANK YOU – QUESTIONS?



① MERRIMACK STREET VIEW
NOT TO SCALE